TOWN OF NORTHBRIDGE
CONSERVATION COMMISSION

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone: (508) 234-0817
FAX: (508) 234-0814

RECEIVED
16 FEB 26 AM11: 12
NORTHBRIDGE TOWN CLERK

Meeting Minutes
February 10, 2016

Gerry Ouillette, Justin Arbuckle, Bill Dausey, Rich Chiras, and Joy Anderson were present. Cindy Campbell was late (7:10PM). Barbara Kinney, Administrative Assistant was also present.

Mr. Dausey opened the meeting at 7:00PM.

Citizen's Forum
Brenda Sulfaro of 71 Louisa Drive, wanted more information regarding the forest cutting plans (Church Street / Providence Rd). Specifically, she wanted to know if any buildings are going there because they have problems with water now. Mr. Arbuckle explained the forest cutting permits and that nothing has been submitted yet for anything else.

Karen Halloran of 8 Crescent Street wanted to know if the land where the forest cutting is taking place would be donated to build a school and 400 units. The NCC explained that nothing has been submitted yet, so there is no way to tell. The NCC also reminded everyone of what the NCC's jurisdiction is.

(248-) Moon Hill Road (Map 31, Parcel 25)
Proposed construction of a three bedroom single-family dwelling within the outer 50 feet of the 100 foot buffer zone. The applicant is John Nogueira represented by Guerriere & Halnon, Inc. (G & H), 1029 Providence Road, Whitinsville, MA 01588.

Bruce Williams of G & H explained that this is a very irregular shaped lot. The Zoning Board of Appeals (ZBA) has issued Variances for the rear set back line and the percentage of upland required. It is +/-1.3 acres with a 35 foot setback from the wetlands except at the well where it is about 28 feet. This is the only place that the well can be located. There will be about 27 square feet of disturbance into the 35 foot no disturb zone at the well location. There is an existing swale that flows into the street past the proposed driveway entrance. There will be a culvert installed at the front of the property line to alleviate this problem.

Cindy Campbell arrived at 7:10PM.

The NCC recommends four markers along the right side of the property along the wetlands at the limit of clearing.

Fred Augustine, 131 Moon Hill Road, stated that he is an abutter and in 2005 the property for the proposed dwelling washed out. It was a river where the wetlands are shown on the plan. He also stated that for any large snow melt it will produce the same

result. His property is upland behind this property and slopes towards this property. He does not want to be held liable for any flooding. Mr. Augustine feels that this is a bad lot to propose building a house. About 16 years ago, when the lots were split out, he stated that this lot was deemed unbuildable because there was not enough upland. John Nogueira, the applicant / owner, explained that his parents owned the property before him and some lot lines were changed about 16 -20 years ago so that the lots could be built upon.

The Department of Environmental Protection (DEP) file number has not been issued yet.

Motion made by Mr. Arbuckle and seconded by Mr. Ouillette. The Conservation Commission (NCC) voted 6-0 to continue this Public Hearing to February 24, 2016 at 7:05PM.

(248-) Lot 39 Joseph Circle (The Camelot) (Map 16, Parcel 254)
Proposed construction of a single-family dwelling, installation of utilities and associated site work. The applicant is J & F Marinella represented by Andrews Survey & Engineering (ASE), 104 Mendon Street, Uxbridge, MA 01569.

Travis Brown of ASE explained that the boundary markers on the plan is the limit of disturbance and is outside the 35 foot no-disturb zone. The dwelling is outside the 50 foot buffer zone. A DEP File number has not been issued yet.

Motion by Mr. Arbuckle and seconded by Mr. Chiras. The NCC voted 6-0 to continue the Public Hearing to February 24, 2016 at 7:15PM.

(248-) Lot 37 Joseph Circle (The Camelot) (Map 16, Parcel 252)
Proposed construction of a single-family dwelling, installation of utilities and associated site work. The applicant is J & F Marinella represented by ASE, 104 Mendon Street, Uxbridge, MA 01569.

Travis Brown of ASE asked for a continuance because the design will be changing. The dwelling will be moving closer to the street. No DEP file number has been issued yet.

Motion made by Mr. Arbuckle and seconded by Mr. Ouillette. The NCC voted 6-0 to continue the Public Hearing to February 24, 2016 to 7:25PM per the applicant's request.

Old / New Business
None

Enforcement Actions
None

Minutes
January 13, 2016
Motion made by Mr. Arbuckle and seconded by Mr. Chiras. The NCC voted 5-0-1 (Ms. Campbell abstained) to approve the minutes of January 13, 2016 as written.

January 27, 2016

Motion made by Mr. Arbuckle and seconded by Mr. Ouillette. The NCC voted 5-0-1 (Mr. Chiras abstained) to approve the minutes of January 27, 2016 as written.

Executive Session

None

Other

The NCC members present performed administrative tasks (signed Orders, etc.) that were needed.

Motion made by Mr. Arbuckle and seconded by Ms. Anderson. The NCC voted 6-0 to adjourn the meeting on or about 8:15PM.

Respectfully submitted,

Barbara A. Kinney

Barbara A. Kinney
Conservation Administrative Assistant

DATE APPROVED:

February 24, 2016

February 10, 2016

CONSERVATION MAIL LIST

FROM	DATE	SUBJECT
Guerriere & Halnon, Inc.	1/25/16	Notice of Intent – Moon Hill Road
Planning Office	1/21/16	Sutton Solar Electric Generating Facility
JH Engineering	1/27/16	Carpenter Estates Construction Observation Report
Planning Board	Rec'd 1/25/16	Open Space & Rec Plan Update Public Workshop
Heritage Design Group	1/28/16	Main St. Commercial Waiver Requests
Planning Board	2/10/16	Main Street Commercial Continued Public Hearing
Planning Board	2/10/16	Subdivision Rules & Regs Continued Public Hearing

ADDITIONAL DOCUMENTS USED AT MEETING

Site Development & Facilities Plan for Moon Hill Road (Map 31, Parcel 25) dated October 30. 2015